048.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	885,900 /	885,900
USE VALUE:	885,900 /	885,900
ASSESSED:	885,900 /	885,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
300	-302	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TERRY JAAN T/ TRUSTEE
Owner 2:	JAAN T TERRY REVOCABLE TRUST
Owner 3:	
Street 1:	7 PARALLEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TERRY JAAN T -
Owner 2:	-
Street 1:	7 PARALLEL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,453 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2755 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6453.000	444,100		441,800	885,900
Total Card	0.148	444,100		441,800	885,900
Total Parcel	0.148	444,100		441,800	885,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.59 | /Parcel: 321.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34493
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!4109!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	444,200	0	6,453.	441,800	886,000	886,000	Year End Roll	12/18/2019
2019	104	FV	344,600	0	6,453.	469,400	814,000	814,000	Year End Roll	1/3/2019
2018	104	FV	344,600	0	6,453.	342,400	687,000	687,000	Year End Roll	12/20/2017
2017	104	FV	323,300	0	6,453.	298,200	621,500	621,500	Year End Roll	1/3/2017
2016	104	FV	323,300	0	6,453.	254,000	577,300	577,300	Year End	1/4/2016
2015	104	FV	288,200	0	6,453.	248,500	536,700	536,700	Year End Roll	12/11/2014
2014	104	FV	288,200	0	6,453.	204,300	492,500	492,500	Year End Roll	12/16/2013
2013	104	FV	299,800	0	6,453.	194,400	494,200	494,200		12/13/2012

PRINT

Date	Time
12/10/20	19:11:03

LAST REV

Date	Time
12/17/19	10:44:24
mmcmakin	
4109	

USER DEFINED

Prior Id # 1:	34493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRY JAAN T,	73575-525	1	11/1/2019	Convenience	1	No	No		
	17751-161		1/1/1987		220,000	No	No		Richard J Terry dod 1/6/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	345	PATRIOT
4/17/2000	Inspected	276	PATRIOT
3/13/2000	Measured	197	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6453		Sq. Ft.	Site		0	80.	0.86	1			Med. Tr	-10					441,785						441,800	

Total AC/HA:	0.14814	Total SF/SM:	6453	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	441,785	Spl Credit		Total:	441,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04179096
Const Adj.:	0.98000199
Adj $ / SQ:	173.563
Other Features:	121300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689596
Depreciation:	245496
Depreciated Total:	444100

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

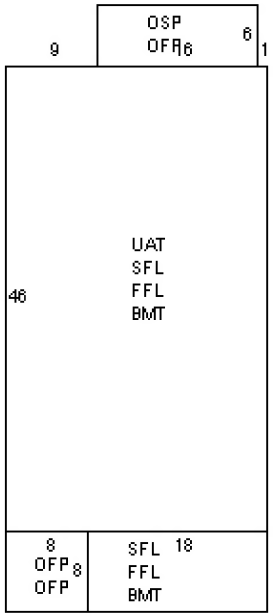
No Unit	RMS	BRS	FL
1	7	3	M
1	6	2	1
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.56
Special Features:	0	Val/Su Net:	95.73
Final Total:	444100	Val/Su SzAd	165.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,340	52.070	69,772
FFL	First Floor	1,340	173.560	232,574
SFL	Second Floor	1,340	173.560	232,574
UAT	Upper Attic	299	82.440	24,650
OFP	Open Porch	224	23.390	5,239
OSP	Screen Porch	96	36.320	3,486

Net Sketched Area:	4,639			Total:	568,295
Size Ad	2680	Gross Are	5536	FinArea	2755

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: